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Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 03, 2006 To Monday, April 03, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0188
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2001300246
PARCEL ADDRESS:	FERRY BUILDING,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,000,000.00
APPLICANT'S OPINION:	$14,300,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0616
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2003980051
PARCEL ADDRESS:	FERRY BUILDING,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,888,800.00
APPLICANT'S OPINION:	$14,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0617
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2003980050
PARCEL ADDRESS:	FERRY BUILDING ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,440,000.00
APPLICANT'S OPINION:	$14,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0659
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2000300287
PARCEL ADDRESS:	PIER 49 L#7500 ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,000,000.00
APPLICANT'S OPINION:	$14,300,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1346
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2004700083
PARCEL ADDRESS:	FERRY BUILDING ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,346,576.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0763
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY
PARCEL NO.:	2005702547
PARCEL ADDRESS:	FERRY BUILDING,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,813,508.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 3, 2006, at 11:00 a.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2004-0616	Ferry Building Investors	A.V. Lowered (Assessor)
2004-0617	Ferry Building Investors	A.V. Lowered (Assessor)
2004-1346	Ferry Building Investors	A.V. Lowered (Assessor)
2005-0763	Ferry Building Investors	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Wednesday, April 5, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 10, 2006

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 3, 2006, at 1:08 p.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

SF
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4/3/06

The following listed applicant for change in the assessed valuation of property affecting various assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0188	Ferry Building Investors	A.V. Lowered (Assessor)
2004-0616	Ferry Building Investors	Continued to 4/4/06, 11:00 a.m.
2004-0617	Ferry Building Investors	Continued to 4/4/06, 11:00 a.m.
2004-0659	Ferry Building Investors	A.V. Lowered (Assessor)
2004-1346	Ferry Building Investors	Continued to 4/4/06, 11:00 a.m.
2005-0763	Ferry Building Investors	Continued to 4/4/06, 11:00 a.m.

There being no further business, the Board, at the hour of 2:28 p.m., recessed to reconvene Tuesday, April 4, 2006 at 11:00 a.m.

Gloria L. Young
Clerk

Dawn Duran

Administrator

Approved by the Board on Tuesday, April 4, 2006

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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SF
A77
#1
4/4/06

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, April 04, 2006 To Tuesday, April 04, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0001
APPLICANT:	WOO, KAI-YEE
PARCEL NO.:	2005004212
PARCEL ADDRESS:	601 Vaness
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$23,147.00
APPLICANT'S OPINION:	$8,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0004
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900389
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$33,611.00
APPLICANT'S OPINION:	$14,750.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
MAR 28 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0005
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900388
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$49,215.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0006
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900387
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$72,123.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0007
APPLICANT:	RENT-A-CENTER #01094
PARCEL NO.:	2005900392
PARCEL ADDRESS:	3030 MISSION ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$174,403.00
APPLICANT'S OPINION:	$200.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0008
APPLICANT:	RENT-A-CENTER #01094
PARCEL NO.:	2005900391
PARCEL ADDRESS:	2853 MISSION ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$156,579.00
APPLICANT'S OPINION:	$25,079.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0009
APPLICANT:	RENT-A-CENTER #01094
PARCEL NO.:	2005900390
PARCEL ADDRESS:	2853 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,080.00
APPLICANT'S OPINION:	$200.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0089
APPLICANT:	CROSSLEY, LARRY
PARCEL NO.:	5318 006
PARCEL ADDRESS:	2018 PALOU AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$203,274.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0097
APPLICANT:	HEFFERNAN, TERRANCE
PARCEL NO.:	4108 018
PARCEL ADDRESS:	0991 TENNESSEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,811,203.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0130
APPLICANT:	CROCE, FABIO
PARCEL NO.:	0462A001
PARCEL ADDRESS:	0095 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,043,288.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0509
APPLICANT:	SERBELLON, GLORIA
PARCEL NO.:	5402 020
PARCEL ADDRESS:	0766 THORNTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$279,838.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 4, 2006, at 9:30 a.m.

Present: John McGary, Margaret Ruxton and Calvin Abe

Quorum present

Chairperson: John McGary, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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4/4/06

Appeal No.	Name	Disposition
2005-0509	Gloria Serbellon	Denied

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0001	Kai-Yee Woo	Postponed
2005-0004	Rent-A-Center	Postponed
2005-0005	Rent-A-Center	Postponed
2005-0006	Rent-A-Center	Postponed
2005-0007	Rent-A-Center	Withdrawn
2005-0008	Rent-A-Center	Withdrawn
2005-0009	Rent-A-Center	Withdrawn
2005-0089	Larry Crossley	Withdrawn
2005-0097	Terrance Heffernan	Withdrawn
2005-0130	Fabio Croce	Withdrawn

There being no further business, the Board, at the hour of 10:45 am, recessed to reconvene Tuesday, April 11, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 11, 2006

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ASSESSMENT APPEALS BOARD
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4/5/06

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 05, 2006 To Wednesday, April 05, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0629
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,696.00
APPLICANT'S OPINION:	$73,992.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0630
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,013,956.00
APPLICANT'S OPINION:	$3,003,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 28 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1128
APPLICANT:	YERBA BUENA ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,591,408.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1368
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,012,034.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1369
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,145,868.00
APPLICANT'S OPINION:	$13,050,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1919
APPLICANT:	YERBA BUENA ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$33,779,196.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1376
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,148,364.00
APPLICANT'S OPINION:	$9,001,860.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1377
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,012,315.00
APPLICANT'S OPINION:	$998,139.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 05, 2006 To Wednesday, April 05, 2006
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1476
APPLICANT:	IRP YERBA BUENA ASSOCIATES, LLC
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,409,853.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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SF
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4/6/06

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 06, 2006 To Thursday, April 06, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0763
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,438,509.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0764
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,520,687.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 28 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0375
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,647,278.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0376
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,591,101.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 6, 2006 at 1:40 p.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2002 and 2003 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0763	Stanford Court Hotel, LP	Commissioner Fatooh recused himself from hearing these appeals; applications rescheduled for hearing on Tuesday, April 25th, at 11:00 a.m.
2002-0764	Stanford Court Hotel, LP	Same as above
2003-0375	Stanford Court Hotel, LP	Same as above
2003-0376	Stanford Court Hotel, LP	Same as above

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Monday, April 10, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 10, 2006

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, APRIL 7, 2006
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session to review additional documents submitted by the parties and to take possible action on the valuation of the following applications (under R&T Code section 1605.4):

A)	APPLICATION:	2004-0493
	APPLICANT:	SAMER ENTERPRISES CORP
	PARCEL NO.:	2004900124
	PARCEL ADDRESS:	0816 MISSION ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$1,131,318.00
	APPLICANT'S OPINION:	$260,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Personal Property
	ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

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B)

APPLICATION:	2004-0494
APPLICANT:	SAMER ENTERPRISES CORP
PARCEL NO.:	2004900125
PARCEL ADDRESS:	0816 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,162,655.00
APPLICANT'S OPINION:	$260,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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1/10/06

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 10, 2006 To Monday, April 10, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0696
APPLICANT:	RALPHS GROCERY CO.
PARCEL NO.:	2004701199
PARCEL ADDRESS:	345 WILLIAM AV ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,586,442.00
APPLICANT'S OPINION:	$1,293,222.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0697
APPLICANT:	RALPHS GROCERY CO.
PARCEL NO.:	2004205776
PARCEL ADDRESS	0345 WILLIAMS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,039,550.00
APPLICANT'S OPINION	$519,775.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0740
APPLICANT:	642 HARRISON,LLC
PARCEL NO.:	3750 008
PARCEL ADDRESS	0642 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,648,108.00
APPLICANT'S OPINION	$6,700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0757
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 068
PARCEL ADDRESS	1043 - 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,094,477.00
APPLICANT'S OPINION	$600,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0758
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 058
PARCEL ADDRESS	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,021,395.00
APPLICANT'S OPINION	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0763
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 070
PARCEL ADDRESS	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,262,033.00
APPLICANT'S OPINION	1,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0834
APPLICANT:	PATRICK & CO.
PARCEL NO.:	3722 076
PARCEL ADDRESS	0611 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,163,922.00
APPLICANT'S OPINION	$5,051,613.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0837
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS	0490 - 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,462,927.00
APPLICANT'S OPINION	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 10, 2006 To Monday, April 10, 2006
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0838
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS	0484 - 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,078,322.00
APPLICANT'S OPINION	$3,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0895
APPLICANT:	CRESTMONT APARTMENTS, LLC
PARCEL NO.:	0282 007
PARCEL ADDRESS	0766 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,621,355.00
APPLICANT'S OPINION	$4,550,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0913
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS	1529 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613,289.00
APPLICANT'S OPINION	$2,142,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0920
APPLICANT:	MTM MANAGEMENT COMPANY
PARCEL NO.:	0585 012E
PARCEL ADDRESS	2460 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,528,449.00
APPLICANT'S OPINION	$2,425,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 10, 2006 To Monday, April 10, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1082
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A256
PARCEL ADDRESS	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,143,034.00
APPLICANT'S OPINION	$740,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1083
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A257
PARCEL ADDRESS	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,843.00
APPLICANT'S OPINION	$634,235.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1084
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A258
PARCEL ADDRESS	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$354,354.00
APPLICANT'S OPINION	$24,100.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1085
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A259
PARCEL ADDRESS	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,952.00
APPLICANT'S OPINION	$117,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1086
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A260
PARCEL ADDRESS	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$217,077.00
APPLICANT'S OPINION	$88,687.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1087
APPLICANT:	GEARY GRANT LLC
PARCEL NO.:	0310 013
PARCEL ADDRESS	0100 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,592,976.00
APPLICANT'S OPINION	$8,700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1092
APPLICANT:	MUROLO, JUDITH
PARCEL NO.:	0531 015
PARCEL ADDRESS	3010 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,156,295.00
APPLICANT'S OPINION	$1,482,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1094
APPLICANT:	FEDERAL AUTO PARKS INC.
PARCEL NO.:	2003980036
PARCEL ADDRESS	Various
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,000.00
APPLICANT'S OPINION	$100,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 10, 2006 To Monday, April 10, 2006
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1095
APPLICANT:	FEDERAL AUTO PARKS INC.
PARCEL NO.:	2003980037
PARCEL ADDRESS	Various
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$607,920.00
APPLICANT'S OPINION	$100,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1096
APPLICANT:	FEDERAL AUTO PARKS INC.
PARCEL NO.:	2003980038
PARCEL ADDRESS	Various
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,079.00
APPLICANT'S OPINION	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1097
APPLICANT:	FEDERAL AUTO PARKS INC.
PARCEL NO.:	2003980039
PARCEL ADDRESS	Various
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$632,480.00
APPLICANT'S OPINION	$100,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 10, 2006, at 9:38 a.m.

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Present: Gordon Huseby, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The Board opened its meeting and heard public comment from Assessor Phil Ting, introducing himself to the various board members. Following public comment, with the below listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0834	Patrick & Company	Submitted
2004-0837	Warwick California Corp.	Submitted
2004-0837	Warwick California Corp.	Submitted

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0696	Ralphs Grocery Co.	Postponed
2004-0697	Ralphs Grocery Co.	Withdrawn
2004-0740	642 Harrison, LLC	Withdrawn
2004-0757	1035 Market Street, LLC	Postponed
2004-0758	1035 Market Street, LLC	Postponed
2004-0763	1035 Market Street, LLC	Postponed
2004-0895	Crestmont Apartments, LLC	Withdrawn
2004-0913	Smith-Brennan Properties	Withdrawn
2004-0920	MTM Management Company	Withdrawn

RECESS

There being no further business, the Board, at the hour of 11:57 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Peter Fatooh, Gordon Huseby and Alec Lambie

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1082	Cal-Jones Properties	Postponed
2004-1083	Cal-Jones Properties	Postponed
2004-1084	Cal-Jones Properties	Postponed
2004-1085	Cal-Jones Properties	Postponed
2004-1086	Cal-Jones Properties	Postponed
2004-1087	Geary Grant, LLC	Postponed

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1092	Judith Murolo	Withdrawn
2004-1094	Federal Auto Parks, Inc.	Withdrawn
2004-1095	Federal Auto Parks, Inc.	Withdrawn
2004-1096	Federal Auto Parks, Inc.	Withdrawn
2004-1097	Federal Auto Parks, Inc.	Withdrawn

There being no further business, the Board, at the hour of 1:46 p.m., recessed to reconvene Tuesday, April 11, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 11, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 400, City Hall
Monday, April 10, 2006 To Monday, April 10, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0793
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2004520290
PARCEL ADDRESS:	3250 VAN NESS AVE,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$9,455,559.00
APPLICANT'S OPINION:	$4,509,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0796
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2004206906
PARCEL ADDRESS:	0151 UNION ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$9,068,311.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 05 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0797
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2004207043
PARCEL ADDRESS:	2828 18TH ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$3,752,472.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0010
APPLICANT:	CORT FURNITURE RENTAL
PARCEL NO.:	2005205154
PARCEL ADDRESS:	0447 BATTERY ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$2,042,843.00
APPLICANT'S OPINION:	$1,546,690.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0086
APPLICANT:	PAYMAP, INC
PARCEL NO.:	2005900350
PARCEL ADDRESS:	0100 NORTH POINT,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$2,171,995.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0087
APPLICANT:	PAYMAP, INC
PARCEL NO.:	2005900351
PARCEL ADDRESS:	0003 EMBARCADERO CENTER, 0500
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$2,083,792.00
APPLICANT'S OPINION:	$497,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0139
APPLICANT:	PLANET OUT PARTNERS, INC.
PARCEL NO.:	2005900393
TOPIC:	Calamity
CURRENT ASSESSMENT:	$70,308.00
APPLICANT'S OPINION:	$7,031.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0145
APPLICANT:	PLANET OUT PARTNERS, INC.
PARCEL NO.:	2005900394
PARCEL ADDRESS:	0995 MARKET ST, 14TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$359,013.00
APPLICANT'S OPINION:	$36,135.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0146
APPLICANT:	PLANET OUT PARTNERS, INC.
PARCEL NO.:	2005900395
PARCEL ADDRESS:	0995 MARKET ST, 14TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$259,691.00
APPLICANT'S OPINION:	$25,970.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0175
APPLICANT:	WALGREEN COMPANY
PARCEL NO.:	1440 040
PARCEL ADDRESS:	0745 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,975,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0176
APPLICANT:	WALGREEN COMPANY
PARCEL NO.:	1440 040
PARCEL ADDRESS:	0745 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,123,893.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0186
APPLICANT:	CANTERBURY HOTEL CORP C/O THE LURIE COMPANY
PARCEL NO.:	2005200409
PARCEL ADDRESS:	0750 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,774,298.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED 4/6/06

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0876
APPLICANT:	CENTRAL FAMILY TRUST
PARCEL NO.:	0708 012A
PARCEL ADDRESS:	1528 - 1530 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,067,595.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0890
APPLICANT:	CLEM LLC
PARCEL NO.:	3736 119
PARCEL ADDRESS:	0019 CLEMENTINA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$6,078,146.00
APPLICANT'S OPINION:	$3,078,146.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0948
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	0644 014
PARCEL ADDRESS:	1500 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,207,752.00
APPLICANT'S OPINION:	$1,565,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0949
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	0177 015
PARCEL ADDRESS:	1040 - 1042 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,602,070.00
APPLICANT'S OPINION:	$1,735,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0952
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	0502 005H
PARCEL ADDRESS:	2700 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$938,793.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0953
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	0502 005G
PARCEL ADDRESS:	2750 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,086,616.00
APPLICANT'S OPINION:	$2,360,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0957
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	0642 036
PARCEL	1700 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,225,540.00
APPLICANT'S	$550,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1024
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,939,014.00
APPLICANT'S OPINION:	$5,456,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1156
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 024
PARCEL ADDRESS:	0538 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,535,064.00
APPLICANT'S OPINION:	$3,152,989.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1157
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 028
PARCEL ADDRESS:	0552 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,325,638.00
APPLICANT'S OPINION:	$978,499.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1158
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 029
PARCEL ADDRESS:	0552 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,167,224.00
APPLICANT'S OPINION:	$575,701.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0525
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 024
PARCEL ADDRESS:	0538 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$11,765,764.00
APPLICANT'S OPINION:	$5,777,831.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0526
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 028
PARCEL ADDRESS:	0552 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,412,149.00
APPLICANT'S OPINION:	$2,276,109.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0527
APPLICANT:	FIRST BANKS AMERICA, INC.
PARCEL NO.:	0228 029
PARCEL ADDRESS:	0552 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,190,568.00
APPLICANT'S OPINION:	$806,367.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1212
APPLICANT:	SABEL, SYLVIA
PARCEL NO.:	0322 006B
PARCEL ADDRESS:	0430 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,013,225.00
APPLICANT'S OPINION:	$2,040,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1267
APPLICANT:	WESTING HOUSE BROADCASTING
PARCEL NO.:	2004710021
PARCEL ADDRESS:	0-SUTRO T V TOWER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$414,424.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1307
APPLICANT:	YEE, SHUBERT
PARCEL NO.:	0504 018
PARCEL ADDRESS:	1545 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,945.00
APPLICANT'S OPINION:	$835,250.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1308
APPLICANT:	HERRERA, BRENDA
PARCEL NO.:	0494 020
PARCEL ADDRESS:	1725 CHESTNUT ST,
TOPIC:	
CURRENT ASSESSMENT:	$970,018.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1310
APPLICANT:	HERRERA, BRENDA
PARCEL NO.:	0494 020
PARCEL ADDRESS:	1725 CHESTNUT ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$988,531.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1436
APPLICANT:	LAI, CHUNG
PARCEL NO.:	0180 047
PARCEL ADDRESS:	0963 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$862,008.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1461
APPLICANT:	BOUAGOU, ABDELAZIZ
PARCEL NO.:	0854 004
PARCEL ADDRESS:	1666 - 1668 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,951,644.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1653
APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 200
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,216,366.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1654
APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 201
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,828,656.00
APPLICANT'S OPINION:	$2,328,656.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0084
APPLICANT:	ALEXANDER, GEORGE
PARCEL NO.:	0451 094
PARCEL ADDRESS"	1000 NORTH POINT ST, 1506
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$411,460.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 11, 2006, at 9:45 a.m.

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Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The Board opened its meeting and heard public comment from Assessor Phil Ting, introducing himself to the various board members. Following public comment, with the below listed applicant for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2004-1024	Montgomery Realty Group, Inc.	Denied, No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0876	Central Family Trust	Withdrawn
2004-0890	Clem, LLC	Withdrawn
2004-0948	Washington Mutual Bank	Withdrawn
2004-0949	Washington Mutual Bank	Withdrawn
2004-0952	Washington Mutual Bank	Withdrawn
2004-0953	Washington Mutual Bank	Withdrawn
2004-0957	Washington Mutual Bank	Withdrawn
2004-1156	First Banks America, Inc.	Postponed
2004-1157	First Banks America, Inc.	Postponed
2004-1158	First Banks America, Inc.	Postponed
2005-0525	First Banks America, Inc.	Withdrawn
2005-0526	First Banks America, Inc.	Withdrawn
2005-0527	First Banks America, Inc.	Withdrawn

RECESS

There being no further business, the Board, at the hour of 9:50 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:45 p.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years either being present and heard or not present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1308	Brenda Herrera	Denied, No Show
2004-1310	Brenda Herrera	Denied, No Show
2004-1436	Chung Lai	A.V. Lowered (Assessor)
2004-1653	Robert Winokur	Submitted
2004-1654	Robert Winokur	Submitted

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1212	Sylvia Sabel	Postponed
2004-1267	Westinghouse Broadcasting	Postponed
2004-1307	Shubert Yee	Postponed
2004-1461	Abdelaziz Bouagou	Withdrawn
2005-0084	George Alexander	Postponed

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Monday, April 17, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 27, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, April 11, 2006 To Tuesday, April 11, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0018
APPLICANT:	ALVAREZ, FRANCOIS
PARCEL NO.:	2005990001
PARCEL ADDRESS:	0083 NATOMA ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$250,943.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0124
APPLICANT:	RED ENVELOPE, INC
PARCEL NO.:	2005400323
PARCEL ADDRESS:	0149 NEW MONTGOMERY ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$1,363,104.00
APPLICANT'S OPINION:	$1,363,104.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0201
APPLICANT:	VLAHOS,, WILLIAM
PARCEL NO.:	2005206393
PARCEL ADDRESS:	0220 SANSOME ST, 0900
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$187,000.00
APPLICANT'S OPINION:	$8,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0205
APPLICANT:	KNTV TELEVISION, INC. C/O GE
PARCEL NO.:	2005209924
PARCEL ADDRESS:	0848 BATTERY ST,
TOPIC:	Audit under R&T Code Section 469
CURRENT ASSESSMENT:	$6,005,676.00
APPLICANT'S OPINION:	$1,862,225.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0219
APPLICANT:	ALVAREZ, FRANCOIS
PARCEL NO.:	2005900401
PARCEL ADDRESS:	0083 NATOMA ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$258,887.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0220
APPLICANT:	ALVAREZ, FRANCOIS
PARCEL NO.:	2005900402
PARCEL ADDRESS:	0083 NATOMA ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$254,867.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0221
APPLICANT:	ALVAREZ, FRANCOIS
PARCEL NO.:	2005900403
PARCEL ADDRESS:	0083 NATOMA ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$244,279.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0222
APPLICANT:	ALVAREZ, FRANCOIS
PARCEL NO.:	2005900404
PARCEL ADDRESS:	0083 NATOMA ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$247,644.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ROLL CORRECTION

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0243
APPLICANT:	ALBERTSONS, INC. (#7137)
PARCEL NO.:	1175 030
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,732,253.00
APPLICANT'S OPINION:	$12,400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0244
APPLICANT:	ALBERTSONS, INC. (#7137)
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 1790 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,802,899.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0274
APPLICANT:	DNS TRUST
PARCEL NO.:	0955 021
PARCEL ADDRESS:	2552 BAKER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,805,415.00
APPLICANT'S OPINION:	$1,242,999.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006 To Tuesday, April 11, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1212
APPLICANT:	SABEL, SYLVIA
PARCEL NO.:	0322 006B
PARCEL ADDRESS:	0430 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,013,225.00
APPLICANT'S OPINION:	$2,040,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1267
APPLICANT:	WESTING HOUSE BROADCASTING (VIACOM INC.) ATTN:
PARCEL NO.:	2004710021
PARCEL ADDRESS:	0-SUTRO T V TOWER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$414,424.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006 To Tuesday, April 11, 2006
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1307
APPLICANT:	YEE, SHUBERT
PARCEL NO.:	0504 018
PARCEL ADDRESS:	1545 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,945.00
APPLICANT'S OPINION:	$835,250.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1308
APPLICANT:	HERRERA, BRENDA
PARCEL NO.:	0494 020
PARCEL ADDRESS:	1725 CHESTNUT ST,
TOPIC:	
CURRENT ASSESSMENT:	$970,018.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1310
APPLICANT:	HERRERA, BRENDA
PARCEL NO.:	0494 020
PARCEL ADDRESS:	1725 CHESTNUT ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$988,531.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006 To Tuesday, April 11, 2006
1:30 PM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1436
APPLICANT:	LAI, CHUNG
PARCEL NO.:	0180 047
PARCEL ADDRESS:	0963 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$862,008.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1461
APPLICANT:	BOUAGOU, ABDELAZIZ
PARCEL NO.:	0854 004
PARCEL ADDRESS:	1666 1668 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,951,644.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1653
APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 200
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,216,366.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 11, 2006 To Tuesday, April 11, 2006
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1654
APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 201
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,828,656.00
APPLICANT'S OPINION:	$2,328,656.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0084
APPLICANT:	ALEXANDER, GEORGE
PARCEL NO.:	0451 094
PARCEL ADDRESS"	1000 NORTH POINT ST, 1506
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$411,460.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 11, 2006, at 9:35 a.m.

DOCUMENTS DEPT.

APR 18 2006

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Present: Richard Lee, John McGary and Joseph Tham

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2005-0219	Francois Alvarez	Penalty Waived
2005-0220	Francois Alvarez	Penalty Waived
2005-0221	Francois Alvarez	Penalty Waived
2005-0222	Francois Alvarez	Penalty Waived

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2005-0018	Francois Alvarez	Withdrawn
2005-0124	Red Envelope, Inc.	Withdrawn
2005-0201	William Vlahos	Withdrawn
2005-0205	KNTV Television, Inc.	Postponed
2005-0243	Albertsons, Inc. #7137	Withdrawn
2005-0244	Albertsons, Inc. #7137	Withdrawn
2005-0274	DNS Trust	Withdrawn

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Monday, April 17, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 17, 2006

Phone: (415) 554-6778
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TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, April 17, 2006 To Monday, April 17, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1219
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2002208081
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$19,007,210.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1220
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2002201150
PARCEL ADDRESS:	0525 MARKET ST, 3300
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$10,516,826.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 11 2006
Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, April 17, 2006 To Monday, April 17, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1588
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	2002520665
PARCEL ADDRESS:	0925 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,900,451.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1589
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	2002520674
PARCEL ADDRESS:	1901 ARMY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,901,432.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1590
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	2002520675
PARCEL ADDRESS:	0110 05TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,820,444.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0173
APPLICANT:	DFS, LTD.
PARCEL NO.:	2003201062
PARCEL ADDRESS"	0525 MARKET ST, 3300
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$9,493,215.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0453
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2004200111
PARCEL ADDRESS:	0455 MARKET ST, 0500
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$2,700,435.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0454
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2004206462
PARCEL ADDRESS:	0045 FREMONT ST, 2-9-10FL
TOPIC:	
CURRENT ASSESSMENT:	$4,170,784.00
APPLICANT'S OPINION:	$1,160,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0792
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2004201185
PARCEL ADDRESS:	0525 MARKET ST, 3300
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$9,399,278.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0954
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	2931 010
PARCEL ADDRESS:	0098 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,866,865.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0955
APPLICANT:	WASHINGTON MUTUAL BANK
PARCEL NO.:	2931 009
PARCEL ADDRESS:	0098 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,056,380.00
APPLICANT'S OPINION:	$1,525,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0817
APPLICANT:	CHOU, LILLIAN
PARCEL NO.:	2053 008
PARCEL ADDRESS:	1843 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,510,000.00
APPLICANT'S OPINION:	$1,070,735.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 17, 2006, at 9:30 a.m.

Present: John McGary, Richard Lee and Gordon Huseby

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0817	Lillian Chou	Denied

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1219	DFS Group Limited	Withdrawn
2002-1220	DFS Group Limited	Withdrawn
2002-1588	Hearst Communications, Inc	Withdrawn
2002-1589	Hearst Communications, Inc	Withdrawn
2002-1590	Hearst Communications, Inc	Withdrawn
2003-0173	DFS, Ltd	Withdrawn
2004-0453	Wells Fargo Bank	Withdrawn
2004-0454	Wells Fargo Bank	Withdrawn
2004-0792	DFS Group Limited	Withdrawn
2004-0954	Washington Mutual Bank	Withdrawn
2004-0955	Washington Mutual Bank	Withdrawn

There being no further business, the Board, at the hour of 12:20 p.m., recessed to reconvene Monday, April 24, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 24, 2006

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 21, 2006 To Friday, April 21, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0850
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,145,800.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0535
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,790,000.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0626
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,563,310.00
APPLICANT'S OPINION:	$5,563,604.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 21, 2006 To Friday, April 21, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0572
APPLICANT:	FUTURE PLEX ASSOCIATES, LLC
PARCEL NO.:	4991 279
PARCEL ADDRESS:	0000 0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,853,400.00
APPLICANT'S OPINION:	$10,456,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0611
APPLICANT:	BORUX INTERNATIONAL CORP
PARCEL NO.:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,169,964.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 21, 2006 To Friday, April 21, 2006
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0698
APPLICANT:	GROLLMUS, JOHN
PARCEL NO.:	0553 067
PARCEL ADDRESS:	1793 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,428,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 21, 2006, at 9:35 a.m.

Present: Alec Lambie, Hayes Miles and Stephen Wasserman

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Quorum present

Chairperson: Alec Lambie, Presiding

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The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0850	CB-1 Entertainment Partners	A.V. Lowered (Assessor)
2004-0535	CB-1 Entertainment Partners	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Monday, April 24, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 27, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 24, 2006 To Monday, April 24, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1789
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,757,382.00
APPLICANT'S OPINION:	$8,130,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1797
APPLICANT:	755 SANSOME ASSOCIATES LP
PARCEL NO.:	0175 029
PARCEL ADDRESS:	0755 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,304,980.00
APPLICANT'S OPINION:	$7,841,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1383
APPLICANT:	755 SANSOME ASSOCIATES LP
PARCEL NO.:	0175 029
PARCEL ADDRESS:	0755 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,534,713.00
APPLICANT'S OPINION:	$5,014,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1387
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,778,508.00
APPLICANT'S OPINION:	$5,198,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0084
APPLICANT:	ALEXANDER, GEORGE
PARCEL NO.:	0451 094
PARCEL ADDRESS:	1000 NORTH POINT ST, 1506
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$411,460.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0647
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,791,683.00
APPLICANT'S OPINION:	$12,473,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0789
APPLICANT:	HAMMERSMITH TRUST
PARCEL NO.:	0954 007
PARCEL ADDRESS:	2754 VALLEJO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,840,000.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0876
APPLICANT:	755 SANSOME ASSOCIATES LP
PARCEL NO.:	0175 029
PARCEL ADDRESS:	0755 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,785,407.00
APPLICANT'S OPINION:	$7,671,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 24, 2006 To Monday, April 24, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0342
APPLICANT:	GEARY-MARKET INVESTMENT CO.LTD
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,953,597.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1166
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3789 008
PARCEL ADDRESS:	0601 0615 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,217,068.00
APPLICANT'S OPINION:	$10,250,100.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1213
APPLICANT:	QUAN, LAI KING
PARCEL NO.:	0526 019
PARCEL ADDRESS:	2526 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,085,732.00
APPLICANT'S OPINION:	$1,505,520.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1236
APPLICANT:	XEROX CORPORATION
PARCEL NO.:	2004201035
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$24,148,288.00
APPLICANT'S OPINION:	$14,280,757.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1237
APPLICANT:	XEROX CORPORATION
PARCEL NO.:	2004207643
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$14,792,186.00
APPLICANT'S OPINION:	$8,943,750.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1356
APPLICANT:	FOUNDRY SQUARE ASSOCIATES, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	SITUS TO BE ASSIGNED,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,013,611.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1357
APPLICANT:	FOUNDRY SQUARE ASSOCIATES, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0430 0440 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,419,404.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0206
APPLICANT:	XEROX CORPORATION- TAX DEPARTMENT
PARCEL NO.:	2005207114
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$15,713,564.00
APPLICANT'S OPINION:	$13,289,289.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0207
APPLICANT:	XEROX CORPORATION- TAX DEPARTMENT
PARCEL NO.:	2005200963
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$20,989,624.00
APPLICANT'S OPINION:	$18,067,855.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0556
APPLICANT:	GEARY MARKET INVESTMENT CO. LTD.
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,232,668.00
APPLICANT'S OPINION:	$7,200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0764
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3789 008
PARCEL ADDRESS:	0601 0615 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,441,409.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0853
APPLICANT:	QUAN, LAI KING
PARCEL NO.:	0526 019
PARCEL ADDRESS:	2526 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,128,686.00
APPLICANT'S OPINION:	$1,505,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1for the City and County of San Francisco on Monday, April 24, 2006 at 9:38 a.m.

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Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1789	55 Fifth Street Corporation	Continued to 1:30 p.m.
2003-1797	755 Sansome Associates, LP	Postponed by Board
2004-1387	55 Fifth Street Corporation	Continued to 1:30 p.m.
2005-0084	George Alexander	Board waived jurisdiction; moved case to Board 2 for hearing this morning
2005-0789	Hammersmith Trust	Board waived jurisdiction; moved to case Board 2 for hearing at 1:30 p.m.

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1383	755 Sansome Associates, LP	Postponed
2005-0647	55 Fifth Street Corporation	Postponed
2005-0876	755 Sansome Associates, LP	Postponed

RECESS

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1789	55 Fifth Street Corporation	Submitted
2004-0342	Geary-Market Investment Co	Board waived jurisdiction; moved case to Board 2 for hearing this afternoon
2004-1166	Public Storage, Inc.	Withdrawn
2004-1213	Lai King Quan	Postponed
2004-1236	Xerox Corporation	Withdrawn
2004-1237	Xerox Corporation	Withdrawn
2004-1356	Foundry Square Associates	Withdrawn
2004-1357	Foundry Square Associates	Withdrawn
2004-1387	55 Fifth Street Corporation	Submitted
2005-0206	Xerox Lease Equipment LLC	Withdrawn
2005-0207	Xerox Corporation	Withdrawn
2005-0556	Geary Market Investment Co	Withdrawn
2005-0764	Public Storage, Inc.	Withdrawn
2005-0853	Lai King Quan	Postponed

There being no further business, the Board, at the hour of 4:20 p.m., recessed to reconvene Tuesday, April 25, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 25, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 400, City Hall
Monday, April 24, 2006 To Monday, April 24, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0327
APPLICANT:	LATHAM & WATKINS LLP
PARCEL NO.:	2004205149
PARCEL ADDRESS:	0505 MONTGOMERY ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,321,677.00
APPLICANT'S OPINION:	$2,202,703.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1196
APPLICANT:	YEE, JERRY
PARCEL NO.:	1223 001
PARCEL ADDRESS:	1015 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,546,675.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1385
APPLICANT:	BLANZ TRUST
PARCEL NO.:	1276 001
PARCEL ADDRESS:	1103 1107 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,536,944.00
APPLICANT'S OPINION:	$614,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0091
APPLICANT:	LATHAM & WATKINS, LLP
PARCEL NO.:	2005204883
PARCEL ADDRESS:	0505 MONTGOMERY ST, 2000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,579,128.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0125
APPLICANT:	WHAT FRESH HELL, LLC
PARCEL NO.:	2005402231
PARCEL ADDRESS:	0001 FERRY BLDG,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$100,000.00
APPLICANT'S	$30,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 2 Hearing
Room 400, City Hall
Monday, April 24, 2006 To Monday, April 24, 2006
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0249
APPLICANT:	COCOA DEVELOPMENT ASSOC/JMA PROPERTIES
PARCEL NO.:	2005400049
PARCEL ADDRESS:	0900 NORTH POINT ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$484,249.00
APPLICANT'S OPINION:	$53,661.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0646
APPLICANT:	HEALY MARTIN
PARCEL NO.:	1474 021
PARCEL ADDRESS:	0464 43RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,497,418.00
APPLICANT'S OPINION:	$2,098,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0649
APPLICANT:	KONCE, ALLAN
PARCEL NO.:	3952 001
PARCEL ADDRESS:	0002 CONNECTICUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,154,061.00
APPLICANT'S OPINION:	$1,293,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0650
APPLICANT:	LIN, JUSTIN
PARCEL NO.:	5802 020
PARCEL ADDRESS:	3999 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,743,462.00
APPLICANT'S OPINION:	$2,246,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0651
APPLICANT:	KAILATH, THOMAS
PARCEL NO.:	6956 036
PARCEL ADDRESS:	4782 4798 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,792,507.00
APPLICANT'S OPINION:	$2,276,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0932
APPLICANT:	YEE, JERRY
PARCEL NO.:	1223 001
PARCEL ADDRESS:	1015 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,597,608.00
APPLICANT'S OPINION:	$1,559,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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4/20/06

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 24, 2005, at 9:30 a.m.

Present: John McGary, Adrienne Lacau and Meg Ruxton

Quorum present

Chairperson: Adrienne Lacau, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-1196	Jerry Yee	A.V.Lowered (Assessor)
2004-1385	Blanz Trust	A.V.Lowered (Assessor)
2005-0084	George Alexander (*moved from today's 9:30 agenda for Board 1*)	A.V. Lowered (Board)
2005-0249	CoCoa Development	Denied (No show)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-0327	Latham & Watkins LLP	Withdrawn
2005-0091	Latham & Watkins LLP	Withdrawn
2005-0125	What Fresh Hell, LLC	Withdrawn
2005-0646	Healy Martin	Postponed
2005-0649	Allan Konce	Withdrawn
2005-0650	Justin Lin	Postponed
2005-0651	Thomas Kailath	Withdrawn
2005-0932	Jerry Yee	Postponed

RECESS

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:45 p.m.

Present: Hayes Miles, Mervin Conlan, and Joseph Tham

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-0342	Geary Market Investment Co. (*moved from today's 1:30 agenda for Board 1*)	A.V.Lowered (Assessor)
2005-0789	Hammersmith Trust (*moved from today's 9:30 agenda for Board 1)*	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-1166	Public Storage Inc.	Withdrawn
2004-1213	Lai King Quan	Postponed
2004-1236	Xerox Corporation	Withdrawn
2004-1237	Xerox Corporation	Withdrawn
2004-1356	Foundry Square Associates	Withdrawn
2004-1357	Foundry Square Associates	Withdrawn
2005-0206	Xerox Corporation	Withdrawn
2005-0207	Xerox Corporation	Withdrawn
2005-0556	Geary Market Investment Co.	Withdrawn
2005-0764	Public Storage Inc.	Withdrawn
2005-0853	Lai King Quan	Postponed

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Monday, May 15, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator
Approved by the Board on Monday, May 15, 2006

Phone (415) 554-6778
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E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, APRIL 25, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue deliberation on value for the following application (pursuant to Revenue and Taxation code sections 1605.4):

   A) Discussion, and possible action involving:

APPLICATION:	2004-1462
APPLICANT:	RINCON ASSOCIATES
PARCEL NO.:	3774 008
PARCEL ADDRESS:	0333 BRYANT ST,
TOPIC:	Decline in Value
ASSESSOR RECOMMENDATION:	$10,920,000.00
APPLICANT'S REVISED OPINION:	$7,825,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

DATE POSTED
MAR 30 2006
Assessment Appeals Board

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City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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F
477
#1
4/25/06

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 25, 2006 To Tuesday, April 25, 2006
11:00 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0763
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,438,509.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0764
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,520,687.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 25, 2006 To Tuesday, April 25, 2006
11:00 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0375
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,647,278.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0376
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,591,101.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 25, 2006 at 9:40 a.m.

Present: Calvin Abe, Gordon Huseby and Alec Lambie

Quorum present

Chairperson: Alec Lambie, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:43 a.m. to consult with legal counsel and to continue its deliberation on value for the below listed application. At the hour of 10:52 a.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2004-1462	Rincon Associates	A.V. Lowered (Assessor); 2-1 vote with Commissioner Huseby dissenting

RECESS

There being no further business, the Board, at the hour of 10:55 a.m. recessed to reconvene at 11:00 a.m. for a new and separate evidentiary hearing before a different board panel.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 11:15 a.m.

Present: Gordon Huseby, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2002 and 2003 tax assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0763	Stanford Court Hotel, LP	Submitted
2002-0764	Stanford Court Hotel, LP	Submitted
2003-0375	Stanford Court Hotel, LP	Submitted
2003-0376	Stanford Court Hotel, LP	Submitted

RECESS

There being no further business, the Board, at the hour of 1:10 p.m. recessed to reconvene at 2:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:03 p.m.

Present: Gordon Huseby, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

With no public present for comment, the Board went into closed session at the hour of 2:06 p.m. to deliberate valuation for the below listed applications. At the hour of 3:10 p.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0763	Stanford Court Hotel, LP	A.V. Lowered (Assessor); 2-1 vote with Commissioner Huseby dissenting
2002-0764	Stanford Court Hotel, LP	A.V. Lowered (Assessor); 2-1 vote with Commissioner Huseby dissenting
2003-0375	Stanford Court Hotel, LP	A.V. Lowered (Assessor); 2-1 vote with Commissioner Huseby dissenting
2003-0376	Stanford Court Hotel, LP	A.V. Lowered (Assessor); 2-1 vote with Commissioner Huseby dissenting

There being no further business, the Board, at the hour of 3:16 p.m. recessed to reconvene Thursday, April 27, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 27, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 26, 2006 To Wednesday, April 26, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0055
APPLICANT:	RENAISSANCE HOTEL ASSOCIATES
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,256,071.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 26, 2006 To Wednesday, April 26, 2006
9:30 AM (ALL DAY)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 27, 2006
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session to deliberation valuation for the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A)

APPLICATION:	2004-0834
APPLICANT:	PATRICK & CO.
PARCEL NO.:	3722 076
PARCEL ADDRESS	0611 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,163,922.00
APPLICANT'S OPINION	$5,051,613.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B)

APPLICATION:	2004-0837
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS	0490 - 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,462,927.00
APPLICANT'S OPINION	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

05-10-06 AM 9:54 RCVD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 27, 2006 at 9:33 a.m.

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Present: Gordon Huseby, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

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With no public present for comment, the Board went into closed session at the hour of 9:35 a.m. to deliberate valuation for the below listed applications. At the hour of 10:53 a.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0834	James Patrick	A.V. Lowered (Assessor)
2004-0837	Warwick California Corp.	Denied
2004-0838	Warwick California Corp.	Denied

RECESS

There being no further business, the Board, at the hour of 11:05 a.m. recessed to reconvene at 11:45 a.m. for another closed session meeting with a different board panel.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 11:45 p.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

With no public present for comment, the Board went into closed session at the hour of 11:55 a.m. to deliberate valuation for the below listed applications. At the hour of 12:15 p.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1653	Robert Winokur	Denied
2004-1654	Robert Winokur	Denied

There being no further business, the Board, at the hour of 12:18 p.m., recessed to reconvene Monday, May 1, 2006 at 1:00 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 4, 2006

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 27, 2006
12:00 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session to deliberate valuation for the following applications (pursuant to Revenue and Taxation code sections 1605.4):

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A) APPLICATION: 2004-1653

APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 200
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,216,366.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2004-1654

APPLICANT:	WINOKUR, ROBERT
PARCEL NO.:	3706 201
PARCEL ADDRESS:	0765 MARKET ST, #031CD
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,828,656.00
APPLICANT'S OPINION:	$2,328,656.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
APR 18 2006
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 01, 2006 To Wednesday, May 03, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0616
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$94,307,840.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0617
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,081,836.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 25 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 01, 2006 To Wednesday, May 03, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1390
APPLICANT:	DESP DEUTSCHE SPARKASSEN / QUORUM NOTH BUILDING
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,987,703.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0838
APPLICANT:	DESP DEUTSCHE SPARKASSEN / QUORUM NOTH BUILDING
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$106,067,456.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 01, 2006 1:00 PM
Tuesday & Wednesday, May 02 to May 03, 2006 9:30 AM (All Day)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0616
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$94,307,840.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0617
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,081,836.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 26 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1390
APPLICANT:	DESP DEUTSCHE SPARKASSEN
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,987,703.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0838
APPLICANT:	DESP DEUTSCHE SPARKASSEN
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$106,067,456.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 1, 2006, at 1:12 p.m.

Present: Peter Fatooh, Diane Robinson and Carol Ruth Silver

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2003, 2004 and 2005 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0616	DESPA Deutsche Sparkassen	Withdrawn
2003-0617	DESPA Deutsche Sparkassen	Continued to 5/2/06
2004-1390	DESPA Deutsche Sparkassen	Continued to 5/2/06
2005-0838	DESPA Deutsche Sparkassen	Continued to 5/2/06

There being no further business, the Board, at the hour of 3:57 p.m., recessed to reconvene Tuesday, May 2, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 3, 2006

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 2, 2006, at 9:35 a.m.

Present: Peter Fatooh, Diane Robinson and Carol Ruth Silver

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2003, 2004 and 2005 assessment rolls being present and heard, the Board continued to hear evidence and testimony from both parties and then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0617	DESPA Deutsche Sparkassen	Submitted; continued to 5/3/06 for deliberation
2004-1390	DESPA Deutsche Sparkassen	Submitted; continued to 5/3/06 for deliberation
2005-0838	DESPA Deutsche Sparkassen	Submitted; continued to 5/3/06 for deliberation

There being no further business, the Board, at the hour of 12:00 p.m., recessed to reconvene Wednesday, May 3, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 3, 2006

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 3, 2006 at 9:37 a.m.

Present: Peter Fatooh, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blitz

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5/3/06

With no public present for comment, the Board went into closed session at the hour of 9:42 a.m. to deliberate the valuation of the below listed applications affecting the 2003, 2004 and 2005 tax roll years and to commence drafting the findings of fact with legal counsel.

At the hour of 11:02 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications, with findings of fact to follow at a later date:

Appeal No.	Name	Disposition
2003-0617	DESPA Deutsche Sparkassen	A.V. Lowered (Assessor)
2004-1390	DESPA Deutsche Sparkassen	A.V. Lowered (Board)
2005-0838	DESPA Deutsche Sparkassen	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene Thursday, May 4, 2006, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 4, 2006

Phone (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 4, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

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1. Public Comment on any agenda item.

2. Closed session to deliberate valuation for the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2003-1789

APPLICANT:	55 FIFTH STREET CORP
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
RECOMMENDED ASSESSMENT:	$12,757,382.00
APPLICANT'S REVISED OPINION:	$8,130,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B) APPLICATION: 2004-1387

APPLICANT:	55 FIFTH STREET CORP
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
RECOMMENDED ASSESSMENT:	$13,778,508.00
APPLICANT'S REVISED OPINION:	$5,198,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Frank Darby by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Mr. Darby or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine

Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 4, 2006 at 9:32 a.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

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5/4/06

With no public present for comment, the Board went into closed session at the hour of 9:36 a.m. to deliberate the valuation of the below listed applications affecting the 2003 and 2004 tax roll years.

At the hour of 10:20 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications, with findings of fact to follow at a later date:

Appeal No.	Name	Disposition
2003-1789	55 Fifth Street Corporation	A.V. Lowered (Assessor)
2004-1387	55 Fifth Street Corporation	Denied

There being no further business, the Board, at the hour of 10:27 a.m. recessed to reconvene Friday, May 5, 2006, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 5, 2006

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 05, 2006 To Friday, May 05, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0092
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,200,000.00
APPLICANT'S OPINION:	$2,565,576.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1092
APPLICANT:	EOP - 60 SPEAR LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,888,785.00
APPLICANT'S OPINION:	$11,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 05, 2006 To Friday, May 05, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0688
APPLICANT:	WHARF ASSOCIATES c/o CNL HOSPITALITY
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,572,715.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1022
APPLICANT:	EOP - 60 SPEAR LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,316,117.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 05, 2006 To Friday, May 05, 2006
9:30 AM (ALL DAY)

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, May 5, 2006, at 9:43 a.m.

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Present: Donna Crowder, Peter Fatooh and Hayes Miles

Quorum present

Chairperson: Donna Crowder, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 1999 supplemental roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2000-0092	Montgomery Realty Group, Inc.	Continued to 5/17/06

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1092	EOP-60 Spear LLC	Withdrawn
2004-0688	Wharf Associates	Denied; No Show
2004-1022	EOP-60 Spear LLC	Withdrawn

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Monday, May 8, 2006 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 8, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 08, 2006 To Monday, May 08, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0605
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,785,300.00
APPLICANT'S OPINION:	$4,134,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0606
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,704,500.00
APPLICANT'S OPINION:	$3,510,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0629
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,696.00
APPLICANT'S OPINION:	$73,992.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0630
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,013,956.00
APPLICANT'S OPINION:	$3,003,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0366
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,085,158.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0421
APPLICANT:	RHV FRANCISCO, LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,349,377.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0518
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,042,671.00
APPLICANT'S OPINION:	$4,212,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0519
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,923,022.00
APPLICANT'S OPINION:	$3,577,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0056
APPLICANT:	RHV FRANCISCO LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,056,364.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0855
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,166,859.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 08, 2006 To Monday, May 08, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1191
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2003207663
PARCEL ADDRESS:	PIER 39 ,
TOPIC:	
CURRENT ASSESSMENT:	$2,232,166.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1192
APPLICANT:	UNDERWATER WORLD
PARCEL NO.:	2003704230
PARCEL ADDRESS:	PIER 39 AQUARIUM ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,060,545.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0507
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$93,875,348.00
APPLICANT'S OPINION:	$66,030,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0508
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	2004701254
PARCEL ADDRESS:	455 MARKET ST ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,284,112.00
APPLICANT'S OPINION:	$3,963,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1325
APPLICANT:	UNDERWATER WORLD AT PIER 39
PARCEL NO.:	2004704230
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,755.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1326
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2004207663
PARCEL ADDRESS:	00000004 EMBARCADERO CENTER , 2400
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,067,324.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0112
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701391
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,878,972.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0113
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701245
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$70,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0114
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701249
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$31,371.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0273
APPLICANT:	MARKET & 1ST STREET INVESTORS, LLC c/o UBS REALTY
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,752,854.00
APPLICANT'S OPINION:	$79,992,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0634
APPLICANT:	UNDERWATER WORLD AT PIER 39
PARCEL NO.:	2005701278
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,756.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0635
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2005400375
PARCEL ADDRESS:	PIER 39 ,
TOPIC:	
CURRENT ASSESSMENT:	$4,788,924.00
APPLICANT'S	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0779
APPLICANT:	METROPOLITAN STEVEDORE COMPANY
PARCEL NO.:	2005700063
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0780
APPLICANT:	METROPOLITAN STEVEDORE COMPANY
PARCEL NO.:	2005701276
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$279,334.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0781
APPLICANT:	METROPOLITAN STEVEDORE COMPANY
PARCEL NO.:	2005204183
PARCEL ADDRESS:	PIER 35 & PIER 94,
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$4,118,290.00
APPLICANT'S OPINION:	$101,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 08, 2006
9:30 AM (ALL DAY)

PLEASE NOTE 9:30 MORNING SESSION IS CANCELLED; BOARD WILL CONVENE AT 1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0605
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,785,300.00
APPLICANT'S OPINION:	$4,134,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0606
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,704,500.00
APPLICANT'S OPINION:	$3,510,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

AMENDED
MAY 04 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 08, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0629
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,696.00
APPLICANT'S OPINION:	$73,992.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0630
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,013,956.00
APPLICANT'S OPINION:	$3,003,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0366
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,085,158.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 08, 2006
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0421
APPLICANT:	RHV FRANCISCO, LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,349,377.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0518
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,042,671.00
APPLICANT'S OPINION:	$4,212,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0519
APPLICANT:	ONE MONTGOMERY STREET, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,923,022.00
APPLICANT'S OPINION:	$3,577,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0056
APPLICANT:	RHV FRANCISCO LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,056,364.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0855
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,166,859.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 8, 2006, at 1:30 p.m.

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Present: Peter Fatooh, Gordon Huseby and Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0507	Lincoln 455 Market St.	Postponed
2004-0508	Lincoln 455 Market St.	Postponed
2005-0112	Bundox Restaurant Inc	Postponed
2005-0113	Bundox Restaurant Inc	Postponed
2005-0114	Bundox Restaurant Inc	Postponed
2005-0273	Market & 1st Street Investors	Postponed

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1191	Brel Associates XIX	Postponed
2003-1192	Under Water World	Postponed
2004-1325	Under Water World	Postponed
2004-1326	Brel Associates XIX	Postponed
2005-0634	Under Water World	Postponed
2005-0635	Brel Associates XIX	Postponed
2005-0779	Metropolitan Stevedore Comp	Withdrawn
2005-0780	Metropolitan Stevedore Comp	Withdrawn
2005-0781	Metropolitan Stevedore Comp	Withdrawn

There being no further business, the Board, at the hour of 2:00 p.m., recessed to reconvene Tuesday, May 9, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 10, 2006

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 09, 2006 To Tuesday, May 09, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0402
APPLICANT:	CAPSTAR SAN FRANCISCO CO LLC
PARCEL NO.:	0020 001
PARCEL ADDRESS:	0211 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,338,136.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0227
APPLICANT:	CAPSTAR SAN FRANCISCO CO LLC
PARCEL NO.:	0020 001
PARCEL ADDRESS:	0211 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,224,898.00
APPLICANT'S OPINION:	$49,520,940.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 02 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 09, 2006 To Tuesday, May 09, 2006
9:30 AM (ALL DAY)

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 9, 2006, at 9:32 a.m.

Present: Gordon Huseby, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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A77
#2
5/9/06

Appeal No.	Name	Disposition
2004-0402	Capstar San Francisco Co., LLC	A.V.Lowered (Assessor); 2-1 vote with member Huseby dissenting to a higher value
2005-0227	Capstar San Francisco Co., LLC	Withdrawn

There being no further business, the Board, at the hour of 11:13 a.m., recessed to reconvene Wednesday, May 10, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board June 7, 2006

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 10, 2006 To Wednesday, May 10, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0369
APPLICANT:	HILL COMPANIES LLC - JAMES RH
PARCEL NO.:	0293 002
PARCEL ADDRESS:	0153 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,228,334.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0368
APPLICANT:	WILKES BASHFORD CO.
PARCEL NO.:	0294 016
PARCEL ADDRESS:	0375 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,053,492.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 0 3 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0400
APPLICANT:	HILL COMPANIES LLC - JAMES RH
PARCEL NO.:	0293 002
PARCEL ADDRESS:	0153 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,512,646.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0416
APPLICANT:	ROSENBERG SOMA INVESTMENTS, II
PARCEL NO.:	3789 007
PARCEL ADDRESS:	0625 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,268,705.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0121
APPLICANT:	HILL COMPANIES LLC - JAMES RH
PARCEL NO.:	0293 002
PARCEL ADDRESS:	0153 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,822,898.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0258
APPLICANT:	WILKES BASHFORD
PARCEL NO.:	0294 016
PARCEL ADDRESS:	0375 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,254,561.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 10, 2006 To Wednesday, May 10, 2006
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0712
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,229,831.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0885
APPLICANT:	TERRADEV SECOND STREET, LLC
PARCEL NO.:	3722 001
PARCEL ADDRESS:	0601 0609 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,380,131.00
APPLICANT'S OPINION:	$4,561,392.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1339
APPLICANT:	REDDING MANAGEMENT, INC/LINDA JUDGE
PARCEL NO.:	0341 005
PARCEL ADDRESS:	0938 0940 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,113,651.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1362
APPLICANT:	WASHINGTON PLACE, LP
PARCEL NO.:	0196 025
PARCEL ADDRESS:	0030 HOTALING PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,631,091.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1365
APPLICANT:	WASHINGTON PLACE, LP
PARCEL NO.:	0196 024
PARCEL ADDRESS:	0520 0530 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,946,637.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1440
APPLICANT:	100 BROADWAY ASSOCIATES
PARCEL NO.:	0141 003B
PARCEL ADDRESS:	0100 0120 BROADWAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,994,593.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1547
APPLICANT:	GAP, INC. dba OLD NAVY
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,410,104.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0561
APPLICANT:	942 HCT, LLC c/o REDDING MGMT
PARCEL NO.:	0341 005
PARCEL ADDRESS:	0938 0940 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,215,923.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0633
APPLICANT:	100 BROADWAY ASSOCIATES
PARCEL NO.:	0141 003B
PARCEL ADDRESS:	0100 0120 BROADWAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,054,485.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0710
APPLICANT:	GAP, INC.
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,038,304.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0754
APPLICANT:	R.B. WASHINGTON PLACE, LP
PARCEL NO.:	0196 024
PARCEL ADDRESS:	0520 0530 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,085,569.00
APPLICANT'S OPINION:	$5,820,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0755
APPLICANT:	R.B. WASHINGTON PLACE, LP
PARCEL NO.:	0196 025
PARCEL ADDRESS:	0030 HOTALING PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,723,712.00
APPLICANT'S OPINION:	$3,880,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 10, 2006, at 9:32 p.m.

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Present: Peter Fatooh, Gordon Huseby and Alec Lambie

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0368	Wilkes Bashford Company	Denied, No Show
2005-0258	Wilkes Bashford Company	Denied, No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0369	Hill Companies, LLC	Withdrawn
2004-0400	Hill Companies, LLC	Withdrawn
2004-0416	Rosenberg Soma Investments	Withdrawn
2005-0121	Hill Companies, LLC	Withdrawn

RECESS

There being no further business, the Board, at the hour of 9:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:36 p.m.

Present: Peter Fatooh, Gordon Huseby and Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1362	Washington Place, LP	Submitted
2004-1365	Washington Place, LP	Submitted
2004-1440	100 Broadway Associates	Postponed to 5/17/06
2005-0633	100 Broadway Associates	Postponed to 5/17/06
2005-0754	R.B. Washington Place, LP	Withdrawn at hearing
2005-0755	R.B. Washington Place, LP	Withdrawn at hearing

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0712	GAP-Banana Republic	Withdrawn
2004-0885	Terradev Second Street, LLC	Withdrawn
2004-1339	Redding Management, Inc.	Postponed
2004-1547	GAP-Old Navy	Withdrawn
2005-0561	942 HCT, LLC	Postponed
2005-0710	GAP, Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Thursday, May 11, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 19, 2006

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 11, 2006 To Thursday, May 11, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0600
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,617,414.00
APPLICANT'S OPINION:	$15,498,733.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0601
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,713,059.00
APPLICANT'S OPINION:	$11,624,049.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 11, 2006 To Thursday, May 11, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0602
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0171 068
PARCEL ADDRESS	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,713,059.00
APPLICANT'S OPINION:	$11,624,409.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0509
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,207,710.00
APPLICANT'S OPINION:	$16,104,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0510
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,155,781.00
APPLICANT'S OPINION:	$12,078,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 11, 2006 To Thursday, May 11, 2006
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0511
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,155,781.00
APPLICANT'S OPINION:	$12,078,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0277
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,224,844.00
APPLICANT'S OPINION:	$23,882,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0278
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,638,895.00
APPLICANT'S OPINION:	$17,912,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 11, 2006 To Thursday, May 11, 2006
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0279
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,638,895.00
APPLICANT'S OPINION:	$17,935,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 11, 2006 at 10:13 a.m.

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Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0600	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2003-0601	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2003-0602	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2004-0509	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2004-0510	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2004-0511	Carramerica Realty Corp.	A.V.Lowered (Assessor) by a 2-1 vote with member Fatooh dissenting to a higher value
2005-0277	Carramerica Realty Corp.	Withdrawn
2005-0278	Carramerica Realty Corp.	Withdrawn
2005-0279	Carramerica Realty Corp.	Withdrawn

There being no further business, the Board, at the hour of 11:32 a.m., recessed to reconvene Monday, May 15, 2006 at 10:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 17, 2006

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 15, 2006 To Tuesday, May 16, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1599
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,065,152.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1600
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 019
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,868,198.00
APPLICANT'S OPINION:	$22,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1601
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2002710003
PARCEL ADDRESS:	1300 COLUMBUS FISHERMAN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,127,358.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0500
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,346,455.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0501
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2003710044
PARCEL ADDRESS:	1300 COLUMBUS FISHERMAN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,309,905.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0502
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,740,367.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0528
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,276,949.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0787
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2004710003
PARCEL ADDRESS:	1300 COLUMBUS FISHERMAN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,496,103.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0788
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,614,303.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 416, City Hall
Monday, May 15, 2006 To Monday, May 15, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0051
APPLICANT:	BELLE, GWENDOLYN
PARCEL NO.:	3042 043
PARCEL ADDRESS:	0107 MAYWOOD DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$665,783.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0331
APPLICANT:	THOMPSON BROOKS, INC. C/O CLIFTON B SHOOLROY
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,711,328.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 09 2006
Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 416, City Hall
Monday, May 15, 2006 To Monday, May 15, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0337
APPLICANT:	1750 CONNECTICUT LLC.
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,451,260.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0340
APPLICANT:	CASS, GLENN R. FOR CSASF PROPERTY MANAGEMENT LLC
PARCEL NO.:	3509 014
PARCEL ADDRESS:	0165 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,930,000.00
APPLICANT'S OPINION:	$1,465,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0341
APPLICANT:	ONOFRE, MILAN
PARCEL NO.:	3537 039
PARCEL ADDRESS:	0057 SANCHEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$509,231.00
APPLICANT'S OPINION:	$45,707.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0385
APPLICANT:	GL PREMIER PROPERTIES, LLC
PARCEL NO.:	1082 014
PARCEL ADDRESS:	0900 0910 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,960,674.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0386
APPLICANT:	TARAVAL PARTNERS, LLC
PARCEL NO.:	2367 034
PARCEL ADDRESS:	2818 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$598,787.00
APPLICANT'S OPINION:	$401,460.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0387
APPLICANT:	BRN PROPERTIES, LLC
PARCEL NO.:	2358 012
PARCEL ADDRESS:	2395 29TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,086.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0405
APPLICANT:	CHUANG, GUAN YAO
PARCEL NO.:	1182 039
PARCEL ADDRESS:	1323 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$282,000.00
APPLICANT'S OPINION:	$182,031.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0406
APPLICANT:	CHUANG, GUAN YAO
PARCEL NO.:	1182 039
PARCEL ADDRESS:	1323 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,262.00
APPLICANT'S OPINION:	$182,031.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0521
APPLICANT:	TOCHILNIK, DMITRIY
PARCEL NO.:	4991 383
PARCEL ADDRESS:	0101 CRESCENT WAY, #2306
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$715,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0917
APPLICANT:	LUKSUS, GREGORY
PARCEL NO.:	4099 020
PARCEL ADDRESS:	0638 CONNECTICUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0938
APPLICANT:	MINASSIAN, ARTHUR
PARCEL NO.:	1782 014
PARCEL ADDRESS:	1391 1393 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,000.00
APPLICANT'S OPINION:	$419,812.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1042
APPLICANT:	KAWTHAR, INC.
PARCEL NO.:	2002400540
PARCEL ADDRESS:	0570 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$300,000.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 15, 2006, at 9:30 a.m.

Present: Adrienne Lacau, Mervin Conlan and Margaret Ruxton

Quorum present

Chairperson: Adrienne Lacau, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0051	Gwendolyn Belle	Board determined the change in ownership was not reassessable.
2005-0521	Dmitriy Tochilnik	A.V. Lowered (Board)
2005-0917	Gregory Luksus	Board determined the change in ownership was 100% reassessable.
2005-1042	Kawthar, Inc. (Togo)	Rejected (Not timely filed)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0331	Thompson Brooks, Inc	Withdrawn
2005-0337	1750 Connecticut LLC.	Withdrawn
2005-0340	Cass, Glenn R.	Withdrawn
2005-0341	Milan Onofre	Withdrawn
2005-0385	GL Premier Properties, LLC	Withdrawn
2005-0386	Taraval Partners, LLC	Withdrawn
2005-0387	BRN Properties, LLC	Withdrawn
2005-0405	Guan Yao Chuang	Postponed
2005-0406	Guan Yao Chuang	Postponed
2005-0938	Arthur Minassian	Withdrawn

There being no further business, the Board, at the hour of 12:30 p.m., recessed to reconvene Wednesday, May 24, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 24, 2006

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 17, 2006 To Wednesday, May 17, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0092
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,200,000.00
APPLICANT'S OPINION:	$2,565,576.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 17, 2006 at 9:45 a.m.

Present: Donna Crowder, Peter Fatooh and Hayes Miles

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Quorum present

Chairperson: Donna Crowder, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 1999 supplemental assessment roll having not been present for hearing as scheduled, the Board took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2000-0092	Montgomery Realty Group	Denied; No Show

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There being no further business, the Board, at the hour of 9:57 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present, the Board heard evidence and testimony from both parties.

Following the evidentiary hearing, at the hour of 1:56 p.m., the Board went into closed session to deliberate valuation for the below listed applications. The Board reconvened in open session at 2:18 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2004-1440	100 Broadway Associates	A.V. Lowered (Board)
2005-0633	100 Broadway Associates	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Friday, May 19, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 19, 2006

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 18, 2006 To Thursday, May 18, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0530
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$76,458,259.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0531
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,354,342.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 09 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 18, 2006 To Thursday, May 18, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0710
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,626.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0711
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,885,733.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

=Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MAY 19, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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1. Public Comment on any agenda item.

2. Closed session to deliberate valuation for the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2004-1362

APPLICANT:	WASHINGTON PLACE, LP
PARCEL NO.:	0196 025
PARCEL ADDRESS:	0030 HOTALING PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,631,091.00
REVISED OPINION:	$3,820,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B) APPLICATION: 2004-1365

APPLICANT:	WASHINGTON PLACE, LP
PARCEL NO.:	0196 024
PARCEL ADDRESS:	0520 0530 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,946,637.00
REVISED OPINION:	$5,670,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 17 2006
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, May 19, 2006 at 9:43 a.m.

Present: Peter Fatooh, Gordon Huseby and Hayes Miles

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Quorum present

Chairperson: Peter Fatooh, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:49 a.m. to deliberate the valuation of the below listed applications affecting the 2004 tax roll year.

At the hour of 10:22 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1362	Washington Place, LP	Denied by 2-1 vote; member Fatooh dissents to a lower value
2004-1365	Washington Place, LP	Denied by 2-1 vote; member Fatooh dissents to a lower value

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Monday, May 22, 2006, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 22, 2006

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 22, 2006 To Wednesday, May 24, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0909
APPLICANT:	S.F HILTON JOINT VENTURE
PARCEL NO.:	0325 031
PARCEL ADDRESS:	0001 HILTON SQUARE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$218,782,572.00
APPLICANT'S OPINION:	$170,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0620
APPLICANT:	SAN FRANCISCO HILTON, LP
PARCEL NO.:	0325 031
PARCEL ADDRESS:	0001 HILTON SQUARE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$222,867,242.00
APPLICANT'S OPINION:	$104,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAY 17 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 22, 2006 To Wednesday, May 24, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0621
APPLICANT:	SAN FRANCISCO HILTON, LP
PARCEL NO.:	2004520109
PARCEL ADDRESS:	0333 OFARRELL ST, 0000
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$19,553,394.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0390
APPLICANT:	SF HILTON, INC.
PARCEL NO.:	0325 031
PARCEL ADDRESS:	0001 HILTON SQUARE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$227,324,586.00
APPLICANT'S OPINION:	$113,330,136.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0391
APPLICANT:	SF HILTON, INC.
PARCEL NO.:	2005520109
PARCEL ADDRESS:	0333 OFARRELL ST, 0000
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$19,773,070.00
APPLICANT'S	$9,974,757.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 22, 2006, at 9:42 a.m.

Present: Peter Fatooh, Gordon Huseby and Stephen Wasserman

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A77
#2
5/22/06

Appeal No.	Name	Disposition
2003-0909	SF Hilton Joint Venture	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0620	San Francisco Hilton, LP	Postponed
2004-0621	San Francisco Hilton, LP	Postponed
2005-0390	SF Hilton, Inc.	Postponed
2005-0391	SF Hilton, Inc.	Postponed

There being no further business, the Board, at the hour of 9:53 a.m., recessed to reconvene Wednesday, May 31, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board June 16, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No.2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, MAY 24, 2006
1:30 P.M.

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

---

1. Public Comment on any agenda item.

2. Closed session with legal counsel to review additional documents submitted by the parties and to take possible action on the valuation of the following application (pursuant to Revenue and Taxation Code Section 1605.4):

APPLICATION:	2004-1036
APPLICANT:	PINTO, GERARDO
PARCEL NO.:	1243 003
PARCEL ADDRESS:	8500 8700 CENTRAL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

05-13-07A09:24 RCVD

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 416, City Hall
Wednesday, May 24, 2006 To Wednesday, May 24, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0755
APPLICANT:	OMNI SAN FRANCISCO CORP
PARCEL NO.:	2004206807
PARCEL ADDRESS:	0500 CALIFORNIA ST,
CURRENT ASSESSMENT:	$12,026,603.00
APPLICANT'S OPINION:	$5,800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1675
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2001207887
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S	$1.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
MAY 17 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1676
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2002208082
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,617,307.00
APPLICANT'S	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1677
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2003207227
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1678
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2004206862
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,480,773.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0414
APPLICANT:	LIN, JAFF
PARCEL NO.:	3525 074
PARCEL ADDRESS:	1351 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,135,070.00
APPLICANT'S OPINION:	$614,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0429
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,405,102.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0439
APPLICANT:	AVENA, ROSALINA
PARCEL NO.:	7066 003
PARCEL ADDRESS:	5524 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$521,347.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0442
APPLICANT:	BARRY, THOMAS
PARCEL NO.:	3517 016
PARCEL ADDRESS:	0245 11TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,733,732.00
APPLICANT'S OPINION:	$3,029,781.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0447
APPLICANT:	ZOCALO IMPORTS INC.
PARCEL NO.:	4849 001
PARCEL ADDRESS:	1501 ARMSTRONG AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,933,622.00
APPLICANT'S OPINION:	$4,574,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0475
APPLICANT:	MA, JOW-CHUNG
PARCEL NO.:	2828 017
PARCEL ADDRESS:	4470 4472 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,078,856.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0485
APPLICANT:	STRAIN, GEORGE
PARCEL NO.:	2647 007
PARCEL ADDRESS:	0450 0452 CASTRO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$596,348.00
APPLICANT'S OPINION:	$147,734.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0486
APPLICANT:	STRAIN, GEORGE
PARCEL NO.:	2647 008
PARCEL ADDRESS:	0454 0456 CASTRO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$527,010.00
APPLICANT'S OPINION:	$118,110.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0493
APPLICANT:	TIRONA, VICTOR
PARCEL NO.:	6346 014
PARCEL ADDRESS:	4995 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,275.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0496
APPLICANT:	ANNE M PEDRERO TRUST
PARCEL NO.:	0923 020
PARCEL ADDRESS:	3310 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,748,977.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0510
APPLICANT:	SCHROBSDORFF PHYLLIS 1989 REV. TRUST
PARCEL NO.:	3583 051
PARCEL ADDRESS:	0184 0186 HARTFORD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,091,100.00
APPLICANT'S OPINION:	$682,208.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1048
APPLICANT:	BELL, MICHAEL
PARCEL NO.:	2004651377
PARCEL ADDRESS:	A17
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed
CURRENT ASSESSMENT:	$248,188.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1054
APPLICANT:	BELL, MICHAEL
PARCEL NO.:	2005650967
PARCEL ADDRESS:	A17
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$248,188.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 24, 2006, at 9:35 a.m.

Present: Margaret Ruxton, Richard Lee and Mervin Conlan

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1675	SFER International, Inc.	Submitted (for timely filing only)
2004-1676	SFER International, Inc.	Submitted (for timely filing only)
2004-1677	SFER International, Inc.	Submitted (for timely filing only)
2004-1678	SFER International, Inc.	Submitted (for timely filing only)
2005-0510	Schrobsdorff Phyllis 1989 Rev.	Denied
2005-1048	Michael Bell	Submitted (for timely filing only)
2005-1054	Michael Bell	Submitted (for timely filing only)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0755	Omni San Francisco Corp:	Withdrawn
2005-0414	Jaff Lin	Withdrawn
2005-0429	Carmela Hammond	Withdrawn
2005-0439	Rosalina Avena	Withdrawn
2005-0442	Thomas Barry	Withdrawn
2005-0447	Zocalo Imports Inc.	Withdrawn
2005-0475	Jow-Chung Ma	Withdrawn
2005-0485	George Strain	Withdrawn
2005-0486	George Strain	Withdrawn
2005-0493	Victor Tirona	Withdrawn
2005-0496	Anne M Pedrero Trust	Withdrawn

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There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Friday, May 26, 2006 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board May 26, 2006

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 25, 2006 To Friday, May 26, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1239
APPLICANT:	HMH PROPERTIES, INC. C/O HOST MARRIOTT
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,946,952.00
APPLICANT'S OPINION:	$45,038,280.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1430
APPLICANT:	HMH PROPERTIES, INC.
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,141,574.00
APPLICANT'S OPINION:	$30,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 17 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 25, 2006 To Friday, May 26, 2006
9:30 AM (ALL DAY)

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No.2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, MAY 26, 2006
1:30 P.M.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to review additional documents submitted by the parties and to take possible action on the valuation of the following application (pursuant to Revenue and Taxation Code Section 1605.4):

APPLICATION:	2004-1036
APPLICANT:	PINTO, GERARDO
PARCEL NO.:	1243 003
PARCEL ADDRESS:	8500 8700 CENTRAL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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DATE POSTED
MAY 24 2006
Assessment Appeals Board

3. Closed session with legal counsel to review documents and discuss the legal issue involving whether or not the following applications can be considered as timely filed. (Pursuant to Revenue and Taxation Code Section 605.4):

APPLICATION:	2004-1675
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2001207887
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

APPLICATION:	2004-1676
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2002208082
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,617,307.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

APPLICATION:	2004-1677
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2003207227
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

APPLICATION:	2004-1678
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2004206862
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,480,773.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

APPLICATION:	2005-1048
APPLICANT:	BELL, MICHAEL
PARCEL NO.:	2004651377
PARCEL ADDRESS:	A17
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed
CURRENT ASSESSMENT:	$248,188.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

APPLICATION:	2005-1054
APPLICANT:	BELL, MICHAEL
PARCEL NO.:	2005650967
PARCEL ADDRESS:	A17
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed
CURRENT ASSESSMENT:	$248,188.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro by mail to Interim Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 26, 2006, at 1:34 p.m.

Present: Mervin Conlan, Richard Lee and Margaret Ruxton

Quorum present

Chairperson: Mervin Conlan, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:44 p.m. to consult with legal counsel and deliberate the valuation of the below listed base year application affecting the 2004 tax roll year. At the hour of 2:20 p.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

SF
A77
#2
5/26/06

Appeal No.	Name	Disposition
2004-1036	Gerardo Pinto	(1) Change in ownership was a reassessable event; and (2) Assessed value lowered to Assessor's recommendation

Commissioner Richard Lee then sat as Chairperson, and with no public present for comment, the Board, at the hour of 2:26 p.m., went back into closed session to consult with legal counsel and take possible action regarding the timely filing of the below listed applications affecting various roll years.

At the hour of 3:08 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2004-1675	SFER International, Inc.	No action taken
2004-1676	SFER International, Inc.	No action taken
2004-1677	SFER International, Inc.	No action taken
2004-1678	SFER International, Inc.	No action taken
2005-1048	Michael Bell	Rejected as untimely filed
2005-1054	Michael Bell	Rejected as untimely filed

There being no further business, the Board, at the hour of 3:13 p.m., recessed to reconvene Monday, June 12, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, June 12, 2006

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1359
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,571,680.00
APPLICANT'S OPINION:	$4,785,840.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1360
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,171,600.00
APPLICANT'S OPINION:	$15,085,800.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
MAY 23 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1361
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,762,600.00
APPLICANT'S OPINION:	$3,381,300.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1362
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,195,920.00
APPLICANT'S OPINION:	$5,097,960.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1363
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,667,046.00
APPLICANT'S OPINION:	$5,833,523.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0452
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,763,112.00
APPLICANT'S OPINION:	$2,928,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0453
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,775,032.00
APPLICANT'S OPINION:	$8,332,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0454
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,851.00
APPLICANT'S OPINION:	$2,068,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0455
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,399,837.00
APPLICANT'S OPINION:	$3,119,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0456
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,900,385.00
APPLICANT'S OPINION:	$3,569,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0394
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,594,001.00
APPLICANT'S OPINION:	$3,178,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0395
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,122,564.00
APPLICANT'S OPINION:	$2,984,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0396
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,945,389.00
APPLICANT'S OPINION:	$2,984,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0397
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,349,601.00
APPLICANT'S OPINION:	$9,403,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0398
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 009
PARCEL ADDRES:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,026,633.00
APPLICANT'S OPINION:	$2,108,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0309
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,167,165.00
APPLICANT'S OPINION:	$2,151,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0310
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,976,592.00
APPLICANT'S OPINION:	$9,592,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0311
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,144,296.00
APPLICANT'S OPINION:	$3,043,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0312
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,365,015.00
APPLICANT'S OPINION:	$3,709,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0313
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,805,880.00
APPLICANT'S OPINION:	$3,242,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

FAXED

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1359
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,571,680.00
APPLICANT'S OPINION:	$4,785,840.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1360
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,171,600.00
APPLICANT'S OPINION:	$15,085,800.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
MAY 25 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1361
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,762,600.00
APPLICANT'S OPINION:	$3,381,300.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1362
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,195,920.00
APPLICANT'S OPINION:	$5,097,960.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1363
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,667,046.00
APPLICANT'S OPINION:	$5,833,523.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0452
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,763,112.00
APPLICANT'S OPINION:	$2,928,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0453
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,775,032.00
APPLICANT'S OPINION:	$8,332,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0454
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,851.00
APPLICANT'S OPINION:	$2,068,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0455
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,399,837.00
APPLICANT'S OPINION:	$3,119,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0456
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,900,385.00
APPLICANT'S OPINION:	$3,569,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0394
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,594,001.00
APPLICANT'S OPINION:	$3,178,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0395
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,122,564.00
APPLICANT'S OPINION:	$2,984,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0396
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,945,389.00
APPLICANT'S OPINION:	$2,984,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0397
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,349,601.00
APPLICANT'S OPINION:	$9,403,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0398
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 009
PARCEL ADDRES:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,026,633.00
APPLICANT'S OPINION:	$2,108,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0309
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,167,165.00
APPLICANT'S OPINION:	$2,151,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0310
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,976,592.00
APPLICANT'S OPINION:	$9,592,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0311
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,144,296.00
APPLICANT'S OPINION:	$3,043,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 31, 2006 To Thursday, June 1, 2006
9:30 AM (ALL DAY)

20) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0312
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,365,015.00
APPLICANT'S OPINION:	$3,709,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0313
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOC.
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,805,880.00
APPLICANT'S OPINION:	$3,242,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 31, 2006, at 9:42 a.m.

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Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed value of property affecting the 2003 and 2004 tax roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0452	Teachers Insurance & Annuity	A.V. Lowered (Assessor); 2-1 vote with Member Fatooh dissenting to a higher value
2003-0453	Teachers Insurance & Annuity	Same as above
2003-0454	Teachers Insurance & Annuity	Same as above
2003-0455	Teachers Insurance & Annuity	Same as above
2003-0456	Teachers Insurance & Annuity	Same as above
2004-0394	Teachers Insurance & Annuity	A.V. Lowered (Assessor); 2-1 vote with Member Fatooh dissenting to a higher value
2004-0395	Teachers Insurance & Annuity	Same as above
2004-0396	Teachers Insurance & Annuity	Same as above
2004-0397	Teachers Insurance & Annuity	Same as above
2004-0398	Teachers Insurance & Annuity	Same as above

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The following listed applicant for change in the assessed value of property affecting the tax roll for various years being present, however not heard on the following matters due to action that was taken by the Board at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1359	Teachers Insurance & Annuity	Withdrawn
2002-1360	Teachers Insurance & Annuity	Withdrawn
2002-1361	Teachers Insurance & Annuity	Withdrawn
2002-1362	Teachers Insurance & Annuity	Withdrawn
2002-1363	Teachers Insurance & Annuity	Withdrawn
2005-0309	Teachers Insurance & Annuity	Postponed
2005-0310	Teachers Insurance & Annuity	Postponed
2005-0311	Teachers Insurance & Annuity	Postponed
2005-0312	Teachers Insurance & Annuity	Postponed
2005-0313	Teachers Insurance & Annuity	Postponed

There being no further business, the Board, at the hour of 11:37 a.m., recessed to reconvene Friday, June 2, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board June 7, 2006

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 7, 2006, at 9:36 a.m.

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Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1239	HMH Properties, Inc.	Continued to 1:30 p.m.
2004-1430	HMH Properties, Inc.	Continued to 1:30 p.m.

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RECESS

There being no further business, the Board, at the hour of 11:32 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:42 p.m.

Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1329	HMH Properties, Inc.	A.V. Lowered (Assessor)
2004-1430	HMH Properties, Inc.	Submitted; continued to 6/8/06 for closed session deliberation

There being no further business, the Board, at the hour of 3:30 p.m., recessed to reconvene Thursday, June 8, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board July 10, 2006

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, June 07, 2006 To Thursday, June 08, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1239
APPLICANT:	HMH PROPERTIES, INC. C/O HOST MARRIOTT
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,946,952.00
APPLICANT'S OPINION:	$45,038,280.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1430
APPLICANT:	HMH PROPERTIES, INC.
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,141,574.00
APPLICANT'S OPINION:	$30,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 30 2006
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JUNE 12, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate and to take possible action on the valuation of the following application (under R&T Code section 1605.4):

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A) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1706
APPLICANT:	WALTER, ROSS
PARCEL NO.:	5625 011
PARCEL ADDRESS:	0060 GATES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$600,600.00
APPLICANT'S OPINION:	$38,252.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JUN 06 2006
Assessment Appeals Board

B) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1676
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2002208082
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,617,307.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

C) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1677
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2003207227
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

D) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1678
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2004206862
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not to accept application as timely filed.
CURRENT ASSESSMENT:	$2,480,773.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JUNE 12, 2006
10:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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closed

1. Public Comment on any agenda item.

2. Closed session with legal counsel to review additional documents submitted by the parties and to take possible action on the issue of whether the below applications are valid, and if so are they considered as timely filed. (under R&T Code section 1605.4):

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A) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1675
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2001207887
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
JUN 06 2006
Assessment Appeals Board

B) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1676
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2002208082
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,617,307.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

C) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1677
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2003207227
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,589,401.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

D) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1678
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2004206862
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Hearing bifurcated. Board is only to consider whether or not To accept application as timely filed.
CURRENT ASSESSMENT:	$2,480,773.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 12, 2006, at 10:45 a.m.

Present: Mervin Conlan, Richard Lee and Margaret Ruxton

Quorum present

Chairperson: Richard Lee, Presiding

With no public present for comment, the Board went into closed session at the hour of 10:50 a.m. to consult with legal counsel, review additional documents submitted by the parties and took the action on the issue of whether the below listed Escape applications affecting the 2001, 2002, 2003 and 2004 tax roll years. At the hour of 11:30 a.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2004-1675	SFER International, Inc.	Board accept as timely filed
2004-1676	SFER International, Inc.	Board accept as timely filed
2004-1677	SFER International, Inc.	Board accept as timely filed
2004-1678	SFER International, Inc.	Board accept as timely filed

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Monday, July 10, 2006 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, June 22, 2006

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E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JUNE 14, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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---

1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate valuation and commence drafting findings of fact for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	**2004-1430**
APPLICANT:	HMH PROPERTIES, INC.
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,141,574.00
RECOMMENDED VALUE AT HEARING:	$114,150,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$101,547,153.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

=Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JUNE 14, 2006
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TOPIC:	Decline in Value
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RECOMMENDED VALUE AT HEARING:	$114,150,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$101,547,153.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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DATE: June 9, 2006

TO: Main Library - Govt Posting

FAX: _____ Phone: _____

FROM:

Dawn Duran, Administrator
ASSESSMENT APPEALS BOARD
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Original to follow

- [X] Yes
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Comment/Specjal Instructions: Please post attached Closed session agenda for 6/14/06

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, June 16, 2006
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Pre-Hearing Conference to discuss various issues regarding the parties' preparation for the evidentiary hearing on the below listed applications (per Property Tax Rule 305.2):

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A) APPLICATION: **2004-1714**

APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	0765 Market,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,690,004.00
APPLICANT'S OPINION:	$77,968,903.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

B) APPLICATION: **2004-1715**

APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	0765 Market,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,663,804.00
APPLICANT'S OPINION:	$78,007,002.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Assessment Appeals Board

C) APPLICATION:	2004-1716
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	0765 Market,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$154,495,367.00
APPLICANT'S OPINION:	$78,043,280.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 16, 2006, at 9:50 a.m.

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Present: Peter Fatooh, Carol Ruth Silver and Stephen Wasserman

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney, Marie Blits

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6/16/06

With the following listed applicant for change in the assessed valuation of property affecting the 2002, 2003 and 2004 assessment roll years being present, the Board held a pre-hearing conference to discuss various issues regarding the parties' preparation for the evidentiary hearing on the merits of the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1714	CB-1 Entertainment Partners	Continued; a follow-up status conference to be scheduled in September 2006.
2004-1715	CB-1 Entertainment Partners	Same as above.
2004-1716	CB-1 Entertainment Partners	Same as above.

There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Thursday, June 22, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board July 12, 2006

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JUNE 22, 2006
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session for the Board to conclude its deliberation on the following application.

   (Pursuant to Revenue and Taxation code sections 1605.4):

   A) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0917
APPLICANT:	LUKSUS, GREGORY
PARCEL NO.:	4099 020
PARCEL ADDRESS:	0638 CONNECTICUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JUN 19 2006
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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City Hall, Room 405
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San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JUNE 23, 2006
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session to consider taxpayer request to re-open the following application, after being denied for lack of appearance. (Pursuant to Revenue and Taxation code sections 1605.4):

   A) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0092
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,200,000.00
APPLICANT'S OPINION:	$2,565,576.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JUN 19 2006
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 22, 2006 To Friday, June 23, 2006
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1089
APPLICANT:	EOP - 201 CALIFORNIA STREET LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,127,356.00
APPLICANT'S OPINION:	$38,900,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1019
APPLICANT:	EOP - 201 CALIFORNIA STREET LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$79,568,978.00
APPLICANT'S OPINION:	$39,055,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUN 13 2006
Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 23, 2006, at 9:36 a.m.

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Present: Donna Crowder, Peter Fatooh and Hayes Miles

Quorum present

Chairperson: Donna Crowder, Presiding

Although the agenda was posted for a closed session meeting, the Board remained in open session to review, discuss and consider the applicant's written request for the Board to reopen the below listed application, which was previously denied by the Board on May 17, 2006 due to the applicant's lack of appearance. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2000-0092	Montgomery Realty Group	By unanimous vote, the Board rescinded its May 17, 2006 decision to deny the appeal, and has rescheduled the application for hearing on July 21, 2006

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Wednesday, July 6, 2006 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 19, 2006

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